001.0	0003	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 874,900 / 874,900
					USE VALUE: 874,900 / 874,900
					ASSESSED: 874,900 / 874,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-46	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASAGRANDE DIRK R
Owner 2:	
Owner 3:	
Street 1:	86 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,887 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1925, having primarily Brick Exterior and 4352 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2443.500	233,450		204,000	437,450
340	2443.500	233,450		204,000	437,450
Total Card	0.112	466,900		408,000	874,900
Total Parcel	0.112	466,900		408,000	874,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 201.03 | /Parcel: 201.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 796
GIS Ref:
GIS Ref:
Insp Date: 11/24/17

!77!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	467,100	0	4,887.	408,000	875,100	875,100	Year End Roll	12/18/2019
2019	013	FV	380,900	0	4,887.	433,500	814,400	814,400	Year End Roll	1/3/2019
2018	013	FV	380,900	0	4,887.	316,200	697,100	697,100	Year End Roll	12/20/2017
2017	013	FV	380,900	0	4,887.	275,400	656,300	656,300	Year End Roll	1/3/2017
2016	013	FV	380,900	0	4,887.	234,600	615,500	615,500	Year End	1/4/2016
2015	013	FV	398,700	0	4,887.	229,500	628,200	628,200	Year End Roll	12/11/2014
2014	013	FV	398,700	0	4,887.	188,700	587,400	587,400	Year End Roll	12/16/2013
2013	013	FV	398,700	0	4,887.	179,500	578,200	578,200		12/13/2012

PRINT

Date	Time
12/10/20	15:57:43

LAST REV

Date	Time
06/03/19	13:52:08

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 77

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	900-29		12/28/1977		65,000	No	No		N

USER DEFINED

Prior Id # 1:	796
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2005	1000	Renovate	58,000	C		G7	GR FY07	NEW FOUNDATION, WN
7/23/1999	461	Manual	6,000					NEW RUBBER ROOF
6/16/1999	348	Manual	16,000					NEW BRICK PARAPET

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2019	I & E Return	MM	Mary M
11/24/2017	MEAS&NOTICE	PH	Patrick H
3/28/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
2/18/2009	Measured	345	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
1/1/1910			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4887		Sq. Ft.	Site		0	80.	1.04	1			Med. Tr	-10					407,958	340	50				408,000	

Total AC/HA: 0.11219 | Total SF/SM: 4887 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: ARLINGTON | Total: 407,958 | Spl Credit | Total: 408,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	15	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED/WHITE BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:	340	Alt %:	50
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.89126837
Const Adj.:	0.93182778
Adj $ / SQ:	99.661
Other Features:	140000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634404
Depreciation:	167483
Depreciated Total:	466921

COMMENTS

CASA GRANDE CONSULTANTS, SEA SCIENCE INC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	2
Totals			
2	8	4	

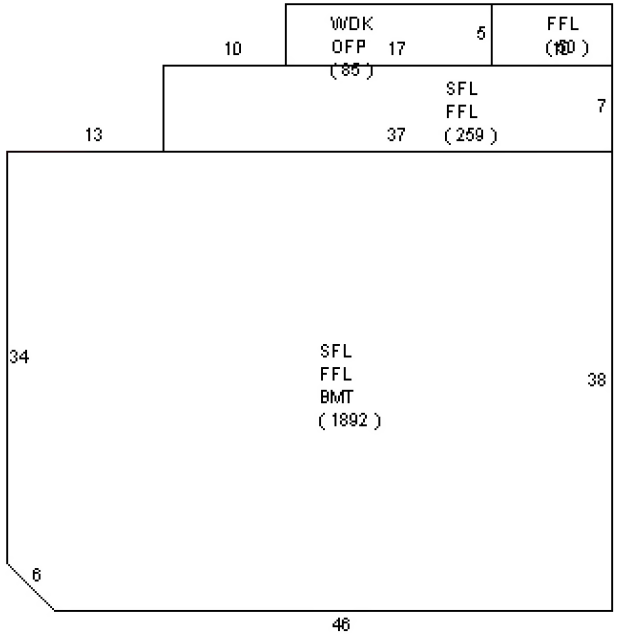
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	99.66
Special Features:	0	Val/Su Net:	72.79
Final Total:	466900	Val/Su SzAd	107.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,201	99.660	219,354
SFL	Second Floor	2,151	99.660	214,371
BMT	Basement	1,892	29.900	56,568
OFP	Open Porch	85	33.460	2,844
WDK	Deck	85	14.910	1,267

Net Sketched Area:	6,414			Total:	494,404
Size Ad	4352	Gross Are	6414	FinArea	4352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	100	A	2

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	